

ALDERTON PARISH COUNCIL

15th December 2014

Linda Vincent
Planning and Development Control
Tewkesbury Borough Council
Gloucester Road
Tewkesbury
GL20 5TT

Dear Ms Vincent

Re: 14/01021/FUL

Land adjacent to Gretton View, Alderton - Revised submission of planning application 13/01018/FUL for the erection of 4 detached dwellings and associated works

Despite the repositioning, by 90°, of the dwelling on Plot 3 and the addition "of a narrow slither of land" at the southern end of the eastern edge, this application is essentially the same as 13/01018/FUL. Alderton Parish Council therefore objects to the above planning application for the following reasons:

Landscape, Character and Appearance

The site lies in a designated Special Landscape Area (SLA) which serves to protect the setting of the Cotswolds AONB to the north.

The site is visible from the B4077 viewing north and from public footpaths in the vicinity. As the Inspector pointed out in her Appeal Decision dated 23 July 2014 (APP/G1630/A/14/2219972) "*this is due partly to the relatively dense grouping of the built form and partly to the very limited landscaping along its southern boundary. Moreover, a strong line of trees and other vegetation along the western boundary combined with the relatively spacious layout of development beyond that boundary means the existing Gretton View houses do not, in these northward views, appear well integrated with the village*".

The proposed layout shows two houses close to the southern boundary and replicates that proposed in application 13/01018/FUL, albeit with one house now repositioned by 90°. The close proximity of the houses to the southern boundary restricts the scope for landscaping of the required height and density that will also merge the development into the adjacent landscape over the years. The proposed development would therefore have a detrimental impact on the northward views of the site.

The proposed layout in this application fails to address the problem of the density of the dwellings on the site so that they remain as stated in the Appeal Decision APP/G1630/A/14/2219972: "*an unduly cramped arrangement*" that "*would appear shoehorned into the site*". Plots 2 and 3 remain close to the southern boundary. Down the western boundary the canopies of the protected trees are very close to the dwellings on Plots 1 and 2. All four dwellings have little garden frontage and are close to the access road. To again quote APP/G1630/A/14/2219972, "*such a grouping is more typically found in historic village centres, rather than on their outer fringes adjoining open countryside*".

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